



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
May 6, 2021**

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
Dan Crouse	Eric Wise
Mike Johnson	Jordan Leaf
John Harris	Molly Berns
Jason Graham	
Brad Bixby	
Casey Pratt	Others
Steve Hall	Don DeFrates
Trustin Harrison	Joe Albers
Abigail Powell	Jeremy Smith
Dean Graven	Jim McDonough
	Vickie Smith

- **CALL TO ORDER**

Gregg Humphrey called the meeting to order at 1:30 PM.

- **MINUTES OF MEETING**

Gregg Humphrey asked if there were any changes or corrections to the **March 4, 2021** Land Subdivision Committee meeting minutes. Humphrey said hearing none, the meeting minutes would stand as approved.

- **ACTION ITEMS**

See attached

- **UNFINISHED BUSINESS AND NEW BUSINESS**

There was no unfinished business. There was no new business.

- **PUBLIC COMMENT**

There were no public comments.

- **ADJOURNMENT**

Mike Johnson made a motion, seconded by Dean Graven to adjourn the meeting. The meeting adjourned at 1:55 PM.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO.	<u>2001-02</u>
CENSUS TRACT #	<u>36.03</u>

NAME OF SUBDIVISION:	<u>Bogey Hills Estates – Location and Sketch Map</u>
JURISDICTION:	<u>City of Springfield</u>
DATE OF MEETING:	<u>May 6, 2021</u>
OWNER:	<u>Dual Development Co. II</u>
ENGINEER:	<u>Fuhrmann Engineering</u>
DESCRIPTION:	<u>Pt. of the SE ¼ of the NE ¼ and the NE ¼ of the SE ¼, Sec. 23, T15N, R6W</u>
	<u>35 Acres 109 Lots</u>
MOTION TO RECOMMEND:	<u>Approve, Subject To;</u>
BY:	<u>Dan Crouse</u>
2ND BY:	<u>Casey Pratt</u>
VOTE:	<u>Unanimous</u>

Don DeFrates, Fuhrmann Engineering, presented the subdivision. He said Bogey Hills is an existing subdivision that the developer started many years ago. He said the developer has four plats in place and the Location and Sketch Map and Preliminary Plan have expired. He said the developer must start the subdivision process again.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the Location and Sketch Map with a condition. He said all essential services are in place to serve the site and the development is in accord with the 2037 City of Springfield Comprehensive Plan. He said staff recommends approval with the condition that the developer provides a written acknowledgement to upgrade Cockrell Lane to the minimum road standards established in Section 153.112(a)(4) of the City of Springfield Subdivision Ordinance as approved by the City Traffic Engineer. Zeibert said the location of the existing electric and gas lines shall be identified on the location map. He said the FEMA flood panel number must be revised to reflect 405F. He said the proposed and approximate number of dwelling units shall be identified on the Location and Sketch Map.

Dan Crouse, Public Works, said a written acknowledgement to upgrade Cockrell Lane to the minimum roadway standards established per Section 153.112 shall be provided.

John Harris, City Zoning, said to verify which lots are R-1 and which lots are R-2.

Mike Johnson, CWLP Water, said CWLP Water has adequate capacity to serve this development.

Brad Bixby, CWLP Electric, said CWLP Electric has ample capacity to serve the rest of the subdivision.

Vickie Lewis, citizen, said she has concerns about the conditions that contractors leave the roads unkept during and after home construction. She said during recent construction in Bogey Hills the contractors left their equipment in the way. Crouse, said public works is trying to

tell contractors to clean the site and maintain erosion control, but the contractors are not complying. Gregg Humphrey said this is more of a concern of the building permit process. Crouse said public works is trying their best to keep the contractors in-line.

Dan Crouse made a motion to approve the Bogey Hills Estates Location and Sketch Map subject to;

1. Provide written acknowledgement to upgrade Cockrell Lane to the minimum road standards established in Section 153.112(a)(4).
2. Identify the location of existing electric and gas lines on the location map.
3. Correct the flood panel to reflect FEMA FIRM number 405F.
4. Identify the proposed and approximate number of dwelling units.
5. Show which lots are zoned R-1 and which lots are R-2.

Casey Pratt seconded the motion and the vote to approve was unanimous.

DRAFT

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2001-02

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Bogey Hills Estates – Preliminary Plan

JURISDICTION: City of Springfield

DATE OF MEETING: May 6, 2021

OWNER: Dual Development Co. II

ENGINEER: Fuhrmann Engineering

DESCRIPTION: Pt. of the SE ¼ of the NE ¼ and the NE ¼ of the SE ¼, Sec. 23, T15N, R6W

35 **Acres** 109 **Lots**

MOTION TO RECOMMEND: Approve, Subject To;

BY: Dan Crouse

2ND BY: Mike Johnson

VOTE: Unanimous

Don DeFrates, Fuhrmann Engineering, said the next step of the process is the preliminary plan and after approval from the planning commission, the construction plans can be reviewed.

Joe Zeibert, Regional Planning Commission, said to key in all symbols used, for example the fire hydrants. He said the proposed electric shall be shown, and a copy of the preliminary covenants shall be provided. DeFrates asked if the same covenants from plats 1, 2, 3, and 4 can be used. Zeibert said they were filed separately and an updated version must be provided. Zeibert asked if the developer will construct the uncompleted sidewalks in the existing approved plats. Joe Albers, Dual Development Co. II, said they will complete the remaining sidewalks soon. Zeibert said the ordinance states that sidewalks must be completed before the next phase of development begins. He said the improvements must be worked out with Dan Crouse from Public Works. Albers said they are close to finishing everything up and the sidewalks will be completed.

Gregg Humphrey, Sangamon County Water Reclamation District, said the south parcel of the property shall be annexed to the district. He said any sanitary sewer which has the potential to be extended from this project in the future to serve additional properties shall be installed at maximum depth and minimum grade. DeFrates said he has the annexation plat done and he will submit it after the preliminary plan is approved. Humphrey said the annexation plat must be submitted before the preliminary plan is approved.

Dan Crouse, Public Works, said the proposed improvements to Cockrell Lane, which shall at minimum meet the requirements of Section 153.112 shall be shown. He said additional improvements may be required for the intersection of Cockrell Lane and Sawgrass Drive. He said proposed sidewalks shall be shown along Cockrell Lane for the perimeter of the subdivision. Crouse said to show the edge of the pavement of Cockrell Lane on both sheets, it currently appears that the pond outlet discharges to the centerline of Cockrell Lane. He said to reference the USGS datum used for the contour lines and to identify the width of the proposed

streets. He said at the construction plan stage, consideration should be given to the size of the easements depending on the actual width needed for storm water drainage, maintenance, and utility – these widths may need to increase or decrease accordingly. He said to identify all easements for utility and drainage – the rear yard easement is shown solely for utilities. He said for the traffic analysis, the traffic distribution should be estimated based on assumed trip distribution considering destination, not simply dividing the total number of trips by the total number of access points. While assumptions will vary based on considerations, it should be reasonably assumed that the primary destination from this development will be the city core, which is north/northeast of this development. It should therefore be expected that the intersection of Cockrell and Sawgrass will experience the majority of all trips in and out of the subdivision.

Mike Johnson, CWLP Water, said the plan shall be revised to show the 10" water main on Sawgrass Drive between Crystal Springs Drive and Peachtree Drive as existing. He said the 6" water main on Bayhill Drive between Crystal Springs Drive and Peachtree Drive shall be shown as proposed. He said the horizontal separation between water and sewer shall be met and identified on the plan.

John Harris, City Zoning, said verify which lots are zoned R-1 and which are R-2.

Brady Bixby, CWLP Electric, said CWLP Electric has ample capacity and that the staging as proposed is acceptable.

Dan Crouse made a motion to approve, subject to;

1. Key in all symbols used on the plat.
2. Show proposed electric.
3. Provide preliminary covenants.
4. Parcel 21-23.0-400-031 shall be annexed to the SCWRD.
5. Sanitary sewers that have the potential to serve future developments shall be installed at a maximum depth and minimum grade.
6. Show proposed improvements to Cockrell Lane to meet the minimum requirements of Section 153.112.
7. Show proposed sidewalks along Cockrell Lane around the perimeter of the subdivision.
8. Show the edge of pavement for Cockrell Lane on both sheets.
9. Reference the USGS datum used for the contour lines.
10. Identify all easements for utility and drainage.
11. Identify the width of the proposed streets.
12. Show 10" water main on Sawgrass Drive between Crystal Springs Drive and Peachtree Drive as existing.
13. Show 6" water main on Bayhill Drive between Crystal Springs Drive and Peachtree Drive as proposed.
14. Clarify lines to show that the horizontal separation between water and sanitary sewer is met.
15. Verify which lots are zoned R-1 and which are R-2.
16. Traffic Study approval.

Mike Johnson seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2001-14

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Oak Park Estates 7th Addition – Final Plat

JURISDICTION: City of Springfield

DATE OF MEETING: May 6, 2021

OWNER: Oak Park Estates LLC

ENGINEER: Martin Engineering

DESCRIPTION: Pt. of the S ½ NW ¼, Fractional Pt. Sec 2, T15N, R6W
6.5 Acres 14 Lots

MOTION TO RECOMMEND: Approval, Subject to;

BY: Gregg Humphrey

2ND BY: Dean Graven

VOTE: Unanimous

Joe Zeibert, Regional Planning Commission, said the covenants shall be provided. He said the Right-of-Way width for the Sangamon Valley Trail shall be identified. He said note 4 shall be removed. He said the survey monument in line 1 of the Surveyor's Certificate shall be corrected to "iron pin set in concrete." He said a drainage certificate shall be provided.

Dan Crouse, Public Works, said the intended 13.5' Right-of-Way radii at the intersection of Dearborn Drive and LaSalle Court shall be verified. He said the plat shall be signed and sealed.

Brad Bixby, CWLP Electric, asked if the trail access lot, lot 1004, is reserved for trail access only or if utilities will be allowed in the easement. Jeremy Smith, Martin Engineering, said that it is only for trail access.

Casey Pratt, Sangamon County Highway Department, said that if the developer intends on making an improvement to the bike trail, they will need to obtain a permit from the Highway Department.

Gregg Humphrey made a motion to approve subject to;

1. Provide the covenants.
2. Identify the Right-of-Way width for the Sangamon Valley Trail.
3. Remove note 4.
4. Correct survey monument in line 1 of the Surveyor's Certificate to reflect an iron pin set in concrete.
5. Provide drainage certificate.
6. Verify the intended Right-of-Way radii at the intersection of Dearborn Drive and LaSalle Court.
7. Sign and seal plat.

Dean Graven seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2012-11

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Centennial Pointe 2nd Addition – Final Plat

JURISDICTION: City of Springfield

DATE OF MEETING: May 6, 2021

OWNER: Solon LLC

ENGINEER: Martin Engineering

DESCRIPTION: Pt. of the NE ¼ of the SE ¼, Sec. 10 T15N, R6W

13.75 **Acres** 40 **Lots**

MOTION TO RECOMMEND: Approve, Subject To;

BY: Dan Crouse

2ND BY: Dean Graven

VOTE: Unanimous

Joe Zeibert, Regional Planning Commission, said the width of easements not along the street Right-of-Ways shall be identified. He said final covenants shall be provided. He said the easement width on lot 32 shall be removed. Zeibert said the lot area table shows lots 35 and 36 having the same dimensions as lots 37 and 38, but different areas are listed – the lot area table shall be verified. He said the bearing along the north line of Centennial Pointe 1st Addition shall be corrected to match what is in the surveyor's certificate.

Dan Crouse, Public Works, said to verify that the intended Right-of-Way radii at the intersection is 20 feet, it does not appear to be in line with the road edge of pavement and sidewalk radii. He said the plans shall be signed and sealed.

Dan Crouse made a motion to approve, subject to;

1. Identify the width of easements not along the street Right-of-Ways.
2. Provide covenants.
3. Remove the easement width on lot 32.
4. Verify lot area table.
5. Correct bearing along the north line of Centennial Pointe 1st Addition to match the surveyor's certificate.
6. Verify that the intended Right-of-Way radii at the intersection is 20 feet.
7. Sign and seal plat.

Dean Graven seconded the motion and the vote to approve was unanimous.